

for sale

offers in the region of **£350,000**



Quantock Close Halesowen B63 1HF

A superbly situated and improved three bedroom detached family home in sought after residential area offered for sale with NO UPWARD CHAIN. Briefly comprising: hallway, lounge, separate dining room/study/guest bedroom, kitchen, three first floor bedrooms, re-fitted family bathroom, garage, gardens to front and rear and driveway. Double glazed throughout with new entrance doors and Worcester Bosch combi boiler. Viewing is highly recommended..

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Approach

The property has a driveway with up and over door to garage, lawns with mature shrubs and front door opens to hallway

Entrance Hall

Central heating radiator, stairs to first floor accommodation and door opening to lounge

Lounge

12' 10" max x 15' 1" (3.91m max x 4.60m)

Large double glazed window to front elevation, central heating radiator, fireplace and door to kitchen.

Kitchen

15' 2" plus door recess x 10' 7" max (4.62m plus door recess x 3.23m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, double oven, part tiling to walls, plumbing for washing machine, two double glazed windows to rear elevation, door to rear garden. Middle island with a gas hob and storage, door to dining room/study, pantry/useful storage

Dining Room/Study/Bedroom

9' 7" max x 10' 7" (2.92m max x 3.23m)

Versatile room which could be used as a dining room, study or guest bedroom. Double glazed sliding door to rear garden and central heating radiator.

First Floor Landing

Double glazed window to side elevation, loft access and storage cupboard housing recently fitted Worcester Bosch combi boiler

Bedroom One

9' 1" x 14' 11" max (2.77m x 4.55m max)

Double glazed window to front elevation and a central heating radiator.

Bedroom Two

9' 4" x 10' 11" (2.84m x 3.33m)

Double glazed window to rear elevation, built in wardrobe and a central heating radiator.



Bedroom Three

6' 10" max x 9' 11" (2.08m max x 3.02m)

Double glazed window to front elevation and a central heating radiator.

Agents note: stair bulkhead reduces some floor area, provides convenient storage space.

Bathroom

Double glazed obscured window to rear elevation, central heating radiator, bath with shower over, low level w.c and pedestal wash hand basin.

Garage

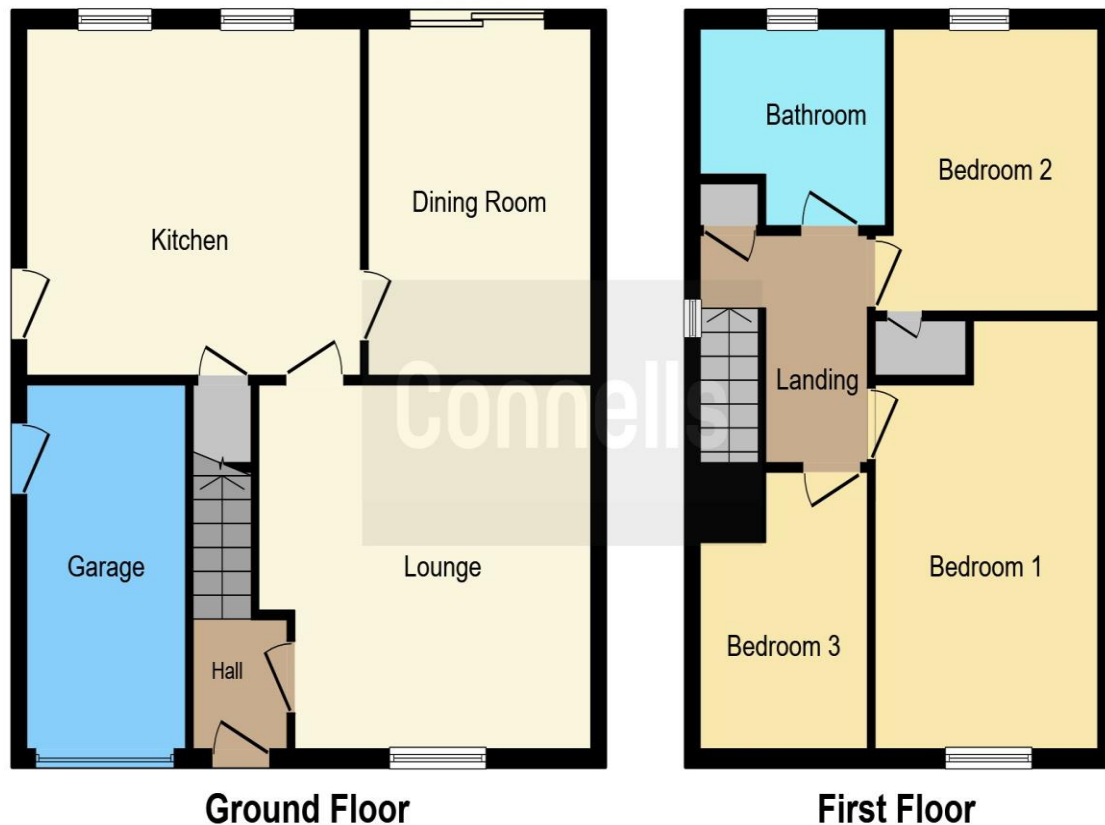
8' 7" x 17' 3" (2.62m x 5.26m)

Up and over door, door to rear garden, power and lighting

Rear Garden

A large rear garden with patio area and steps up to lawn, fencing and shrubs enclosed with plant border to one side and gated side access leading to the front of the house.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: HSW315448 - 0011

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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